

166.0

0002

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
741,700 / 741,700  
741,700 / 741,700  
741,700 / 741,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		OAKLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GALVIN-JOHNSTON AMANDA &	
Owner 2: JOHNSTON SCOTT	
Owner 3:	

Street 1: 27 OAKLAND AVE
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: SARPESHKAR RAHUL -
Owner 2: -

Street 1: 27 OAKLAND AVE
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02476 Type:
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NARRATIVE DESCRIPTION
This parcel contains .085 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1856 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int


PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo
s	Street

t	Gas:
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	3708.000	369,400	400	371,900	741,700	
Total Card	0.085	369,400	400	371,900	741,700	Entered Lot Size
Total Parcel	0.085	369,400	400	371,900	741,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	399.60	/Parcel: 399.60	Land Unit Type:

User Acct
109867
GIS Ref
GIS Ref
Insp Date
06/01/18



## USER DEFINED

Prior Id # 1: 109867
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 15:40:49
LAST REV
Date Time
06/29/18 10:46:57
apro
12853
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Parcel ID	166.0-0002-0002.0
Tax Yr	Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2022	101 FV 369,400 400 3,708. 371,900 741,700 Year end 12/23/2021
2021	101 FV 358,500 400 3,708. 371,900 730,800 Year End Roll 12/10/2020
2020	101 FV 358,500 400 3,708. 371,900 730,800 Year End Roll 12/18/2019
2019	101 FV 275,500 400 3,708. 371,900 647,800 Year End Roll 1/3/2019
2018	101 FV 284,300 400 3,708. 329,400 614,100 Year End Roll 12/20/2017
2017	101 FV 284,300 400 3,708. 276,200 560,900 Year End Roll 1/3/2017
2016	101 FV 258,600 400 3,708. 276,200 535,200 Year End 1/4/2016
2015	101 FV 244,800 500 3,708. 239,100 484,400 Year End Roll 12/11/2014

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
SARPESHKAR RAHU	66047-537	9/9/2015	605,000 No No
MCDANIEL G JAME	40561-162	8/21/2003	476,660 No No
EVANS RONALD L/	24923-485	10/14/1994	208,000 No No Y

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2013	26	Manual	15,000	C				
6/8/2010	610	Redo Bat	9,900					

## ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Meas/Inspect	BS	Barbara S
7/14/2016	Sales Review	PT	Paul T
5/2/2016	SQ Returned	MM	Mary M
5/16/2013	Info Fm Prmt	EMK	Ellen K
10/4/2008	Meas/Inspect	189	PATRIOT
12/6/1996	Meas/Inspect	243	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type:	6 - Colonial	%		Full Bath:	1	Rating:	Very Good	BSMT SINK.										
Sty Ht:	2 - 2 Story			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:												
Sec Wall:		%		OthrFix:	1	Rating:	Average											
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average											
Color:	BROWN			A Kits:		Rating:												
View / Desir:				Frl:	1	Rating:	Average											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:												
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>														
Year Blt:	1925	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct:	G17	Fact:	.	Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	No Unit	RMS	BRS	FL							
Prim Int Wal	2 - Plaster			Functional:			%	1	7	3								
Sec Int Wall:		%		Economic:			%											
Partition:	T - Typical			Special:			%											
Prim Floors:	3 - Hardwood			Override:			%											
Sec Floors:		%		Total:		18.6	%											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>										
Subfloor:				Basic \$ / SQ:	130.00			Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:	1			Size Adj.:	1.34056234													
Electric:	3 - Typical			Const Adj.:	0.98980200													
Insulation:	2 - Typical			Adj \$ / SQ:	172.496													
Int vs Ext:	S			Other Features:	90000													
Heat Fuel:	2 - Gas			Grade Factor:	1.10													
Heat Type:	5 - Steam			NBHD Inf:	1.00000000													
# Heat Sys:	1			NBHD Mod:														
% Heated:	100	% AC:		LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total:	453845				Juris. Factor:	1.00	Before Depr:	189.75						
% Com Wal		% Sprinkled		Depreciation:	84415				Special Features:	0	Val/Su Net:	144.35						
				Deprecated Total:	369430				Final Total:	369400	Val/Su SzAd:	242.95						
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 166-0-0002-0002.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value	
19	Patio	D	Y	1	10X14	A	FR	1980	4.93	T	39	101			400		400	
More: N				Total Yard Items:				400	Total Special Features:						Total:	400		